

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, December 4th, 2009 at 10:30 A.M.

**SALE NO. 142**

**DEBT \$157,811.26**

By virtue of a Writ of Execution No. 1073-2009, issued by IB Property Holdings, LLC, a Delaware Limited Liability Company, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 10184 09, there will be exposed to public sale and outcry on Friday, December 4th, 2009 at 10:30 E.S.T., in the Sheriff's Office, 200 North River Street, Wilkes Barre, Pennsylvania, the following described real estate, to wit:

ALL that certain piece or parcel of land situate on the West side of Centre Street in the Borough of Freeland, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Centre Street, said point being eighty-seven (87) feet five and one-half (5 ½) inches (Incorrectly typed as 07° 5 1/2" in previous deeds) North from the Northwest corner of Centre and Front Streets, said point being the Northeast corner of land now or late of Charles M. and Susan M. Dinofrio, et ux. (Deed Book 2542, Page 387);

THENCE West along the North side of said Dinofrio land, a distance of eighty-four (84) feet to a point, said point being the Northwest corner of said Dinofrio lands;

THENCE South on a line parallel with said Centre Street along the West line of said Dinofrio lands a distance of one foot to a point, said point being the Northeast corner of lands now or late of Francis J. Shovlin et ux. (Deed Book 1917, Page 500);

THENCE in a Westerly direction along the North side of said Shovlin land, a distance of fifty-four (54) feet to a point on the East side of said alley;

THENCE in a Northerly direction along the East side of said alley a distance of twenty-nine (29) feet to a point, said point being the Southwest corner of lands now or late of "The Elks Home Association" of Freeland, PA (Deed Book 630, Page 355);

THENCE in a Easterly direction along the south side of said Elks land a distance of eighty-two (82) feet to point on said Elks land;

THENCE continuing along said Elks land the following two courses and distances:

1. South on a line parallel with said Centre Street one (1) foot to a point;
2. East on a line perpendicular to Center Street fifty-six (56) feet to a point on the West side of Centre Street;

THENCE in a Southerly direction along the West side of Centre Street a distance of twenty-seven (27) feet five (5) inches to a point, the place of beginning.

Seized and taken into execution as the property of Cora Sinde at the suit of IB Property Holdings, LLC, a Delaware Limited Liability Company

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, December 14, 2009, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Seized and taken into execution as the property of Cora Sinde**

**Greg Wilkins  
Milstead & Associates, LLC  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002**

**CHARLES J. GUARNIERI, ACTING SHERIFF  
LUZERNE COUNTY**